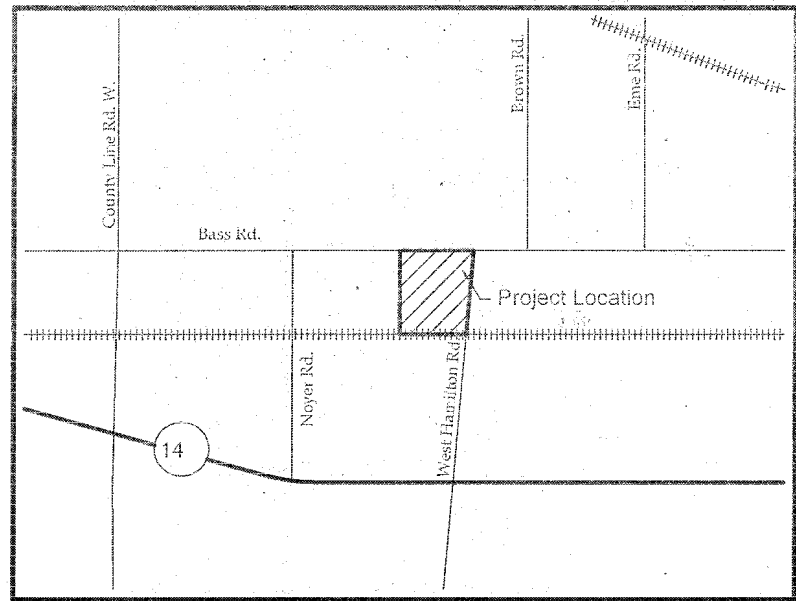


# GREYHAWK, SECTION II

A subdivision of part of the North Half of the Fractional Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana.

Developer:  
Oakmont Development Co., LLC  
9601 Coldwater Road  
Fort Wayne, IN 46825  
Tel: 260/489-2000

Surveyor - Planner:  
Sauer Land Surveying, Inc.  
14033 Illinois Road, Suite C  
Fort Wayne, IN 46814  
Tel: 260/469-3300



Location Map

### PLAT LEGEND

- Plat Boundary Line
- Interior Street and Road Right-of-Way Line
- Interior Lot Line
- Building Set-back Line
- Easement Line
- Adjoining Plat Interior Lot Line
- Street Address Number
- Lot Number and Block Designation
- Street Centerline Curve Data
- Minimum Flood Protection Grade

### NOTES:

- All buried utilities shall allow for the proposed swale grades all shown on the approved engineering plans.
- U, S, D, E, indicates utility and surface drainage easement.
- "Side B. L." indicates side building line on corner lots.
- All right-of-way intersection radii are 20 feet.
- Boxed elevation indicates minimum flood protection grade (NAVD'88 DATUM).
- All common areas to be blanket utility and surface drainage easements.

### BENCHMARKS:

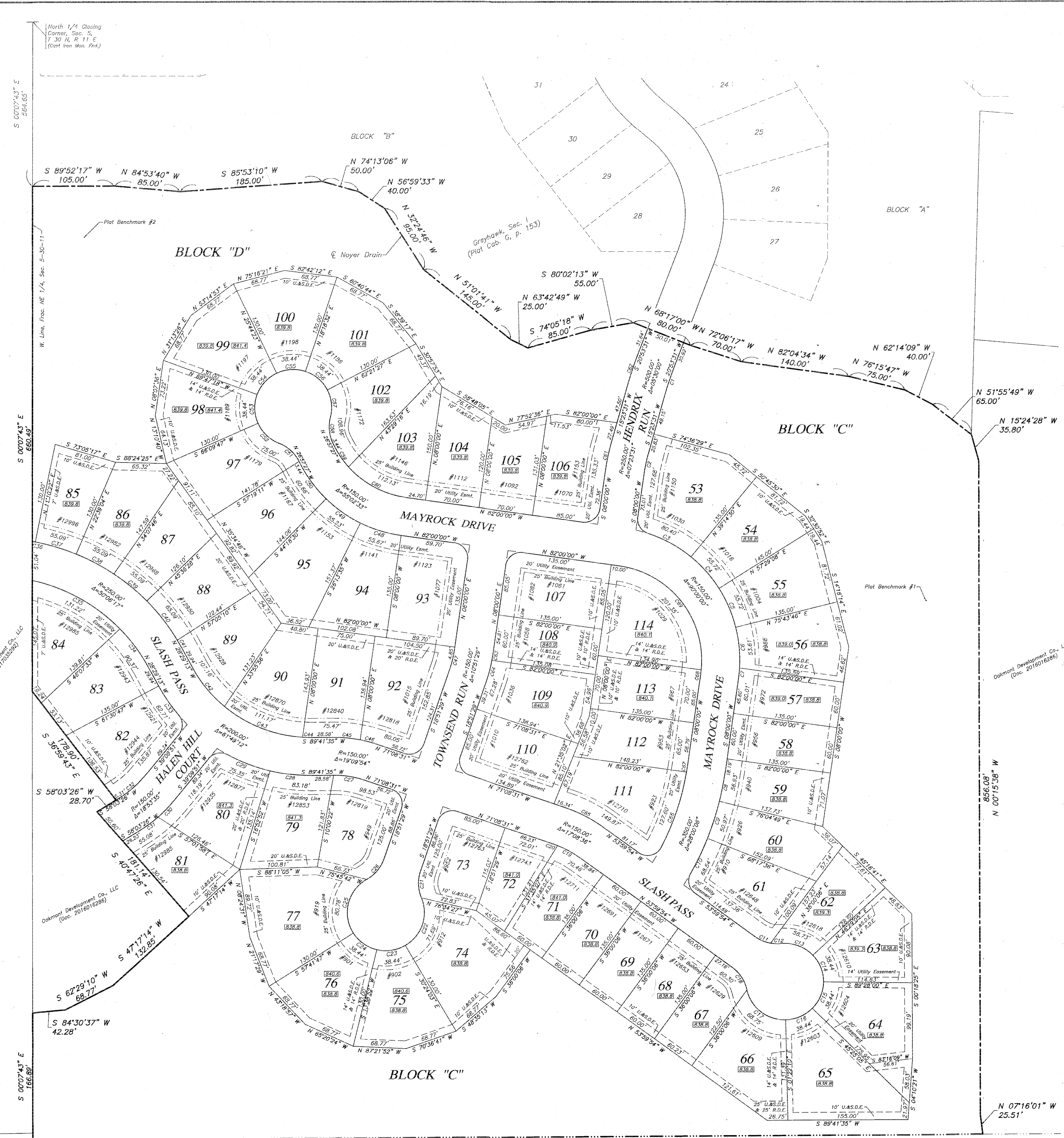
Beginning Benchmark: F-129 B.M. tablet set in the NW corner of S.R. 14 bridge over Bear Taylor Ditch, located 0.17 miles East of West Hamilton Road South, Sec. 5, T. 30 N., R. 11 E., Abate Tap. ELEVATION = 822.28

Plat Benchmark #1: Top of Bronze Disk installed in the South end of the Pond 3, Overflow Weir (grade beam) situated in the Northeast end of Block "C", Greyhawk, Section II, with the elevation 833.55 feet stamped in the disk. ELEVATION = 833.55 (NAVD '88)

Plat Benchmark #2: Top of Bronze Disk installed in the West end of the Pond 5, Overflow Weir (grade beam) situated in the West end of Block "C", Greyhawk, Section II, with the elevation 837.03 feet stamped in the disk. ELEVATION = 837.03 (NAVD '88)

### LOT CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	DELTA ANGLE
C1	475.00	45.60	45.58	N 16°08'31" E	5°30'00"
C2	225.00	29.01	29.01	N 11°41'46" E	7°24'33"
C3	175.00	20.40	20.40	S 63°55'14" E	2°19'28"
C4	175.00	55.72	55.49	N 41°38'11" W	18°14'38"
C5	175.00	55.49	55.72	S 23°23'33" W	18°14'38"
C6	175.00	53.61	53.40	N 05°29'40" W	17°33'08"
C7	175.00	14.41	14.41	N 05°38'27" E	4°43'06"
C8	375.00	38.74	38.73	S 10°57'36" W	5°55'17"
C9	375.00	50.97	50.97	N 17°48'48" E	7°24'33"
C10	375.00	68.54	68.45	S 26°56'34" W	10°28'21"
C11	50.00	22.68	22.49	S 66°59'41" E	2°59'31"
C12	50.00	13.45	13.41	N 87°41'58" W	1°52'02"
C13	50.00	45.28	45.75	N 69°27'42" W	5°15'34"
C14	50.00	38.44	37.50	N 21°29'27" W	44°02'55"
C15	50.00	38.44	37.50	N 22°33'28" E	44°02'55"
C16	50.00	38.44	37.50	S 68°36'24" W	44°02'55"
C17	50.00	68.75	63.46	S 51°58'45" E	78°48'50"
C18	50.00	36.14	35.36	S 33°17'37" E	41°24'35"
C19	125.00	31.67	31.53	S 61°14'42" E	14°29'32"
C20	125.00	5.78	5.78	S 69°49'00" E	1°39'01"
C21	50.00	36.14	35.36	S 01°50'48" E	41°24'35"
C22	50.00	71.69	65.71	N 18°31'28" E	82°09'02"
C23	50.00	38.44	37.50	S 81°37'25" W	44°02'55"
C24	50.00	38.44	37.50	S 54°19'40" E	44°02'55"
C25	50.00	80.78	72.28	S 13°58'56" W	92°34'17"
C26	50.00	36.14	35.36	S 36°14'21" E	41°24'35"
C27	125.00	41.81	41.62	N 80°43'28" W	19°09'54"
C28	225.00	54.60	54.47	N 83°21'18" W	13°54'13"
C29	225.00	75.35	75.00	S 66°48'33" E	19°11'17"
C30	175.00	38.89	38.82	N 43°53'15" E	9°20'47"
C31	175.00	28.85	28.82	N 53°20'03" E	9°26'47"
C32	125.00	41.22	41.03	N 48°36'39" E	18°53'35"
C33	125.00	62.71	62.51	N 36°28'18" E	13°58'10"
C34	225.00	80.43	80.24	N 36°10'50" W	15°23'14"
C35	225.00	131.22	129.37	S 60°34'54" E	33°24'53"
C36	275.00	3.96	3.96	S 79°14'24" E	0°45'32"
C37	275.00	33.09	33.00	N 73°09'17" E	11°29'42"
C38	275.00	55.09	55.00	S 61°36'35" E	11°28'42"
C39	275.00	55.09	55.00	N 50°07'53" W	11°28'42"
C40	275.00	65.09	64.94	S 37°36'40" E	13°33'44"
C41	275.00	11.25	11.25	N 29°39'30" W	2°20'35"
C42	175.00	65.97	65.58	S 39°17'11" E	21°35'56"
C43	175.00	111.17	109.31	N 85°17'02" W	58°23'48"
C44	175.00	111.68	111.68	S 89°23'40" E	4°49'50"
C45	175.00	35.21	35.15	N 84°32'37" W	11°31'55"
C46	175.00	23.33	23.31	N 74°57'40" W	7°38'19"
C47	125.00	23.69	23.69	N 72°45'45" E	11°59'20"
C48	175.00	55.23	55.23	N 72°53'13" W	18°13'54"
C49	175.00	55.23	55.00	N 54°43'57" W	18°04'56"
C50	175.00	57.22	56.97	S 36°19'28" E	18°44'03"
C51	50.00	36.14	35.36	S 49°39'44" E	11°24'35"
C52	50.00	38.86	37.89	S 46°06'07" E	44°31'48"
C53	50.00	38.44	37.50	N 01°48'46" W	44°02'55"
C54	50.00	38.44	37.50	S 42°14'09" W	44°02'55"
C55	50.00	38.44	37.50	N 86°17'04" E	44°02'55"
C56	50.00	38.44	37.50	N 49°40'01" W	44°02'55"
C57	50.00	36.73	35.91	N 06°35'43" W	42°05'41"
C58	50.00	36.14	35.36	N 05°15'08" W	41°24'35"
C59	125.00	32.65	32.56	S 34°26'26" E	14°57'59"
C60	125.00	87.43	85.66	N 61°57'42" W	40°04'35"
C61	275.00	35.48	35.45	N 11°41'46" E	7°24'33"
C62	275.00	50.40	50.38	N 18°08'31" E	5°30'00"
C63	175.00	5.19	5.19	N 08°51'00" E	1°41'59"
C64	175.00	27.97	27.94	N 14°16'44" E	9°09'30"
C65	175.00	52.36	52.17	S 62°34'12" E	17°08'16"
C66	325.00	127.60	126.78	N 20°20'31" E	22°29'44"
C67	325.00	6.21	6.21	N 08°32'50" E	1°05'39"
C68	125.00	5.00	5.00	N 06°51'16" E	21°72'28"
C69	125.00	191.35	173.21	S 38°08'44" E	87°42'32"



### AREA TABLE

LOT#	Area (sq. ft.)
53	15166
54	10901
55	10901
56	11017
57	8103
58	8100
59	8676
60	9271
61	12190
62	8940
63	10809
64	12190
65	14985
66	12462
67	8901
68	8100
69	8100
70	8100
71	8762
72	7099
73	9899
74	11928
75	11189
76	11189
77	18484
78	10761
79	11322
80	12109
81	9044
82	11552
83	9940
84	10424
85	8745
86	10162
87	10424
88	9482
89	10245
90	11163
91	10424
92	13336
93	12024
94	10951
95	12294
96	10750
97	10750
98	11155
99	11189
100	11189
101	11189
102	11145
103	9962
104	9450
105	8409
106	11505
107	17395
108	8100
109	11112
110	11552
111	13685
112	9140
113	9450
114	12847

Part of the North Half of the Fractional Northeast Quarter of Section 5, Township 30 North, Range 11 East, Allen County, Indiana, being more particularly described as follows, to-wit:

Commencing at the North closing Quarter corner of said Section 5, being marked by a cast iron monument; thence South 00 degrees 07 minutes 43 seconds East (GPS grid bearing used as the basis of all bearings in this description), on and along the West line of said Fractional Northeast Quarter, a distance of 564.65 feet to the Southwest corner of Greyhawk, Section I, as recorded in Plat Cabinet G, page 153, in the Office of the Recorder of Allen County, Indiana, this being the true point of beginning; thence South 00 degrees 07 minutes 43 seconds East, continuing on and along said West line, a distance of 660.49 feet to a #5 rebar; thence South 36 degrees 59 minutes 43 seconds East, a distance of 178.90 feet to a #5 rebar; thence South 58 degrees 03 minutes 26 seconds West, a distance of 28.70 feet to a #5 rebar; thence South 40 degrees 47 minutes 26 seconds East, a distance of 181.14 feet to a #5 rebar; thence South 47 degrees 17 minutes 14 seconds West, a distance of 132.85 feet to a #5 rebar; thence South 62 degrees 29 minutes 10 seconds West, a distance of 68.77 feet to a #5 rebar; thence South 84 degrees 30 minutes 37 seconds West, a distance of 42.28 feet to a #5 rebar on the West line of said Fractional Northeast Quarter; thence South 00 degrees 07 minutes 43 seconds East, on and along said West line, a distance of 166.89 feet to a #5 rebar at the Southwest corner of the North Half of said Fractional Northeast Quarter; thence North 89 degrees 41 minutes 35 seconds East, on and along the South line of the North Half of said Fractional Northeast Quarter, a distance of 1230.69 feet to a #5 rebar at the point of intersection of said South line with the centerline of Noyer Drain; thence Northerly and Westerly, on and along said centerline, as defined by the following courses and distances:

North 07 degrees 16 minutes 01 seconds West, a distance of 25.51 feet; thence North 00 degrees 15 minutes 38 seconds West, a distance of 856.08 feet; thence North 15 degrees 24 minutes 28 seconds West, a distance of 35.80 feet; North 51 degrees 55 minutes 49 seconds West, a distance of 65.00 feet; thence North 62 degrees 14 minutes 09 seconds West, a distance of 40.00 feet; thence North 76 degrees 15 minutes 47 seconds West, a distance of 75.00 feet; thence North 82 degrees 04 minutes 34 seconds West, a distance of 140.00 feet; thence North 72 degrees 06 minutes 17 seconds West, a distance of 80.00 feet; thence North 68 degrees 17 minutes 00 seconds West, a distance of 80.00 feet; thence South 80 degrees 02 minutes 13 seconds West, a distance of 55.00 feet; thence South 74 degrees 05 minutes 18 seconds West, a distance of 85.00 feet; thence North 63 degrees 42 minutes 49 seconds West, a distance of 25.00 feet; thence North 51 degrees 01 minutes 41 seconds West, a distance of 145.00 feet; thence North 32 degrees 24 minutes 46 seconds West, a distance of 95.00 feet; thence North 56 degrees 59 minutes 33 seconds West, a distance of 40.00 feet; thence North 74 degrees 13 minutes 06 seconds West, a distance of 50.00 feet; thence South 85 degrees 53 minutes 10 seconds West, a distance of 185.00 feet; thence North 84 degrees 53 minutes 40 seconds West, a distance of 85.00 feet; thence South 89 degrees 52 minutes 17 seconds West, a distance of 105.00 feet to the true point of beginning, containing 30.293 acres of land, and subject to all easements of record.

Oakmont Development Co., LLC, owner by virtue of that certain deed shown in Document Number 2016016286 in the Office of the Recorder of Allen County, Indiana, of the real estate shown and described herein, does hereby lay off, plat, dedicate and subdivide, said real estate into lots, streets and easements in accordance with the information shown on the plat. Further, Oakmont Development Co., LLC, hereby subjects and impresses all of said land in said addition with the limitations and easements attached hereto and made a part thereof by reference. This subdivision shall be known and designated as GREYHAWK, SECTION II.

IN WITNESS WHEREOF, Jeffrey M. Thomas, known to me to be the person and Member of Oakmont Development Co., LLC, organized and existing under the laws of the State of Indiana, has hereunto, on behalf of said Oakmont Development Co., LLC, set his hand and seal, this 29 day of November, 2017.

OAKMONT DEVELOPMENT CO., LLC

By: *Jeffrey M. Thomas*  
Jeffrey M. Thomas, Managing Member

Consent for permanent structures issued by the Allen County Drainage Board on March 9, 2017, in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. #17-035 reference - Greyhawk, Section II, Regulated Drain, and Doc. #17-036 reference - Noyer Drain.

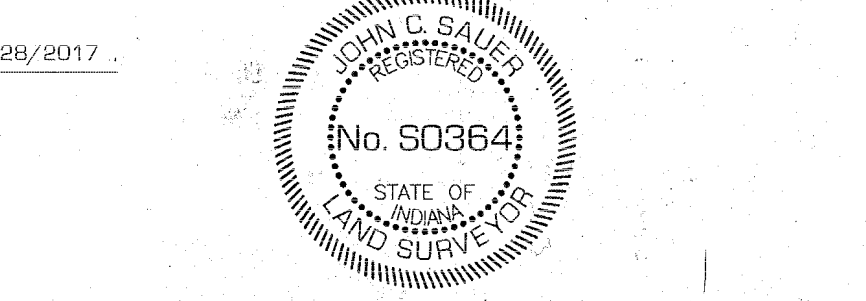
This plat lies entirely within a Rule 12-1AC 865 boundary survey certified by John C. Sauer, Indiana Land Surveyor, and duly recorded under Document Number 2016041757 in the Office of the Recorder of Allen County, Indiana.

### CERTIFICATE OF SURVEYOR

I, John C. Sauer, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana; that based on my knowledge, experience and belief this plat and accompanying legal description accurately depicts a subdivision of real estate described in Document Number 2016016286 in the Office of the Recorder of Allen County, Indiana; that following the completion of construction and grading, all corners will be marked with 24 inch long #5 rebars bearing plastic caps imprinted "Sauer S0364"; and that there has been no change from the matters of survey revealed by the survey referenced herein or any prior subdivision plats contained therein, on any lines that are common with this new subdivision.

I, John C. Sauer, certify the above statements to be correct to the best of my information, knowledge, and belief. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

*John C. Sauer*  
John C. Sauer, Indiana Land Surveyor



### APPROVALS

ALLEN COUNTY PLAN COMMISSION  
DATE: 4 Dec 17

*Susan L. Hood*  
SUSAN L. HOOD, PRESIDENT

ALLEN COUNTY SURVEYOR  
DATE: 11-30-2017

*Jeffrey M. Thomas*  
JEFFREY M. THOMAS, MANAGING MEMBER

BOARD OF COMMISSIONERS  
DATE: 1 Dec 17

*Therese M. Brown*  
THERESE M. BROWN, PRESIDENT

DAVID BAILEY, VICE PRESIDENT  
AUDITOR'S OFFICE  
Duly returned for taxation. Subject to final acceptance for transfer.

DEC 07 2017  
AUDITOR OF ALLEN COUNTY

ZONING ADMINISTRATOR  
DATE: 5 Dec 17

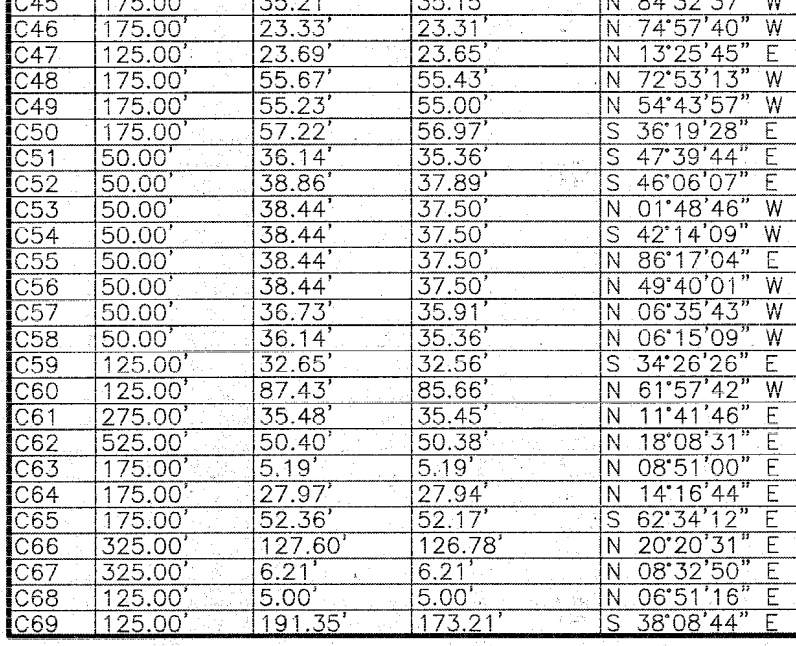
*Kimberly Bowman*  
KIMBERLY BOWMAN, M.A.P.C., EXECUTIVE DIRECTOR

LINDA K. BLOOM, SECRETARY

ATTEST:  
*Nicholas D. Jordan*  
NICHOLAS D. JORDAN, CPA, AUDITOR



This instrument prepared by John C. Sauer, Indiana Land Surveyor



### REGULATED DRAINAGE EASEMENT NOTE:

A petition addressed to the Allen County Drainage Board has been filed in duplicate with the County Surveyor, requesting that the subdivisions storm drainage system and its easements be accepted into the County's regulated drainage system. The storm drainage system and its easements that are accepted into the County's regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage right-of-ways that are hereby dedicated to the public and to the Allen County, Indiana, Drainage Board for the sole and exclusive purpose of controlling surface water and/or for the installation, operation, and maintenance of storm sewers and tile drains as defined in Allen County Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code (e.g., annual drainage assessment per lot). All other storm drainage easements have not been accepted into the County's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The Allen County Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

### DRAINAGE SYSTEM TABLE

Storm Sewer Drainage	2497.0 feet
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